GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Industries and Commerce Department - Purchase of land from the Willing Land Owners through Negotiations for APIIC for promotion of Industries - Constitution of Purchase Committee for holding Negotiations for APIIC for promotion of Industries and issue of Procedural Guidelines – Modified Orders – Issued.

INDUSTRIES AND COMMERCE (INFRA) DEPARTMENT

G.O.Ms.No.181 Date:19.12.2016

Read the following:

1.G.O.Ms.No.477, Industries & Commerce (DSK-IP) Dept, dt.21.10.1987.
2.From the VC & MD, APIIC Ltd., single file No.LO-I/86/APIIC/Lands/2015, dt.08.03.2016.
3.From the VC&MD, APIIC Ltd., Lr.No.LO:I/86/APIIC/Lands/2015, dt.23.05.2016 & 22.06.2016.

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ORDER:

In the reference 1st read above, orders were issued accepting the recommendations of Dr.Bhanu Prasad Committee on infrastructure facilities to be provided to the entrepreneurs recognising the need for improved co-ordination and planned development of Industrial Infrastructure facilities directing that the major recommendations of the Committee should be operationalised. There are (15) recommendations were indicated in the said G.O., among which, one of the recommendation was according permission to the APIIC to purchase lands from land owners through private negotiations to save delays and litigations wherever possible and a committee was constituted consists of the following to assign the APIIC to determine the valuation of the land for the lands proposed to be acquired under private negotiation (recommendation indicated at point No.7 of the G.O.):

(i)	Joint Collector	...	Chairman
(ii)	General Manager/District Industries Centre	...	Member
(iii)	Revenue Divisional Officer/Tahsildar	...	Member
(iv)	Regional Manager/Senior Regional Manager	...	Member
(v)	APIIC	...	Convenor

2. In the references 2nd & 3rd read above, the Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Ltd., Vijayawda has submitted proposals for issue of orders permitting APIIC to purchase lands by holding negotiations with the willing owners of the land stating that A.P. Industrial Infrastructure Corporation Limited plays key role in rapid industrial development of the State, that APIIC secures the land either by acquiring private lands or alienation of Government lands or assigned lands and that APIIC prefers Government waste land wherever available. Further stated that in most of the cases, some assigned as well as patta lands do exist interspersed with the Government lands. Though the Government is according permission for handing over of advance possession of Government land, APIIC is not in a position to commence the developmental works as the Government land allotted is not a compact block due to the existence of assigned and patta lands in between Government lands. Sometimes it becomes inevitable to acquire private lands to form approach roads to the Government land allotted to APIIC. Unless and until such patta lands are also acquired to make it compact block, the Government land alone cannot be developed as Industrial Parks. Considering the said facts, it may be desirable to purchase the patta land by holding private negotiations with the willing land owners by offering value to the satisfaction of the Owners of the land.

3. The Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Ltd., Vijayawada has stated that the Government have earlier issued orders in G.O. 1st read above constituting a Committee for purchase of private lands by holding negotiations with the land owners wherein the designations of the Officer at serial No.4 are not specified and the designation of the Officer of the APIIC is also not specified. Further, a lot of changes have taken place in the Administrative pattern since 1987 and hence it is desirable to make suitable amendments to reflect changed circumstances. Accordingly, proposals for purchase of land by holding private negotiations were placed before the Board of APIIC in 206th meeting of the Board held on 27.02.2016 and that the Board has approved and recommended the proposal of purchase of patta lands by private negotiations by a Committee consisting of the following officials:

(P.T.O.)

1.Joint Collector of the District ... Chairman
2.District Registrar of Registration Department ... Member
3.Joint Director, Agriculture ... Member
4.Revenue Divisional Officer/Sub-Collector ... Member
5.General Manager, District Industries Centre ... Member
6.Zonal Manager, APIIC … Member-convenor

4. The Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Ltd., Vijayawada has stated that in order to have uniformity in adopting the valuation process in all the Districts, the Government may incorporate certain guidelines in the orders.

5. Government, after careful examination of the proposal of the Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Ltd., Vijayawada and in modification of the Committee constituted vide the recommendation indicated at point No.7 of the G.O. 1st read above, hereby constitute the Purchase Committee in each District with the following members for purchase of private lands by A.P. Industrial Infrastructure Corporation Limited from the willing Land Owners through Negotiations for industrial promotion:

1.	The Joint Collector of the District	Chairman
2.	District Registrar of Registration Department	Member
3.	Joint Director, Agriculture	Member
4.	Revenue Divisional Officer (RDO)/Sub-Collector	Member
5.	General Manager, District Industries Centre	Member
6.	Zonal Manager, APIIC Limited	Member-Convenor

6. The Purchase Committee shall follow the following Guidelines and the procedure during purchase of the private lands for APIIC:

- The Zonal Manager APIIC shall file requisition with the District Collector for initiation of process of purchase of land by holding negotiations.

- The District Collector shall direct the sub-Collector/RDO to propose the basis for such proposal and it shall generally be 2.5 times of the Basic Value *in rural areas and 2 times in urban areas.*

- The Sub Collector/RDO shall also get preliminary enquiry through the Tahsildar concerned as regards to the persons having interest in the land and verification of their title.

- The Sub Collector/RDO shall furnish a report to the Joint Collector about the land value proposed and the list of owners after verifying the Revenue Records.

- The Joint Collector shall scrutinise the proposals and shall issue the notices to the owners informing them to attend the negotiations with the purchase Committee furnishing date and Venue.

- The Purchase committee shall consider the land value duly considering the claim of the owners, the justification furnished by the owners and all relevant factors that govern the land value.

- The Purchase Committee shall obtain an undertaking from the owners that they do not approach any Forum in any manner for further enhancement.

- The Purchase Committee shall inform the land owners that Rehabilitation and Resettlement (R&R) Scheme is implemented in all cases where in displacement of families takes place as per the procedure in vogue in the State.

- The District Collector shall consider and approve the land value fixed by the Purchase Committee.

- An Agreement is entered between the Owners and APIIC after the land value is mutually agreed to.

- APIIC shall pay the land value to the land owners in their Bank Accounts.

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- The Tahsildar concerned shall facilitate registration of the land in favour of APIIC and handing over of physical possession of the land to APIIC.

- Where ever R&R is involved, APIIC shall deposit the amount with the District Collector for implementation.

7. The Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Ltd., Vijayawada shall take further necessary action accordingly.

8. This order issues with the concurrence with of Finance (PMU-Rev.I&C) Dept., U.O.No.45027/221/2016, dt.18.06.2016.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.SOLOMON AROKIARAJ
SECRETARTY TO GOVERNMENT & CIP

To
The Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Ltd.,
H.No.12B, 59A-8-12B, Guru Nanak Colony Road, Teacher's Colony,
Vijayawada-520008.
All the District Collectors in the State.
The Director of Industries, Government of A.P., Hyderabad.
All the Joint Collectors in the State.
All the District Registrars of Registration Department in the State.
All the District Joint Directors of Agriculture Department in the State.
All the General Managers, District Industries Centres in the State.
All the Zonal Managers, APIIC Limited in the State.
Copy to
The Revenue (LA) Department, A.P. Secretariat, Velagapudi.
The Revenue (Reg) Department, A.P. Secretariat, Velagapudi.
The Agriculture & Co-op (Agri.) Department, A.P. Secretariat, Velagapudi.
The P.S. to Principle Secretary to CM (GSP)
The P.S. to Secretary to Govt. & CIP, Ind & Com Dept.
SC/SF.

//FORWARDED :: BY ORDER//

SECTION OFFICER